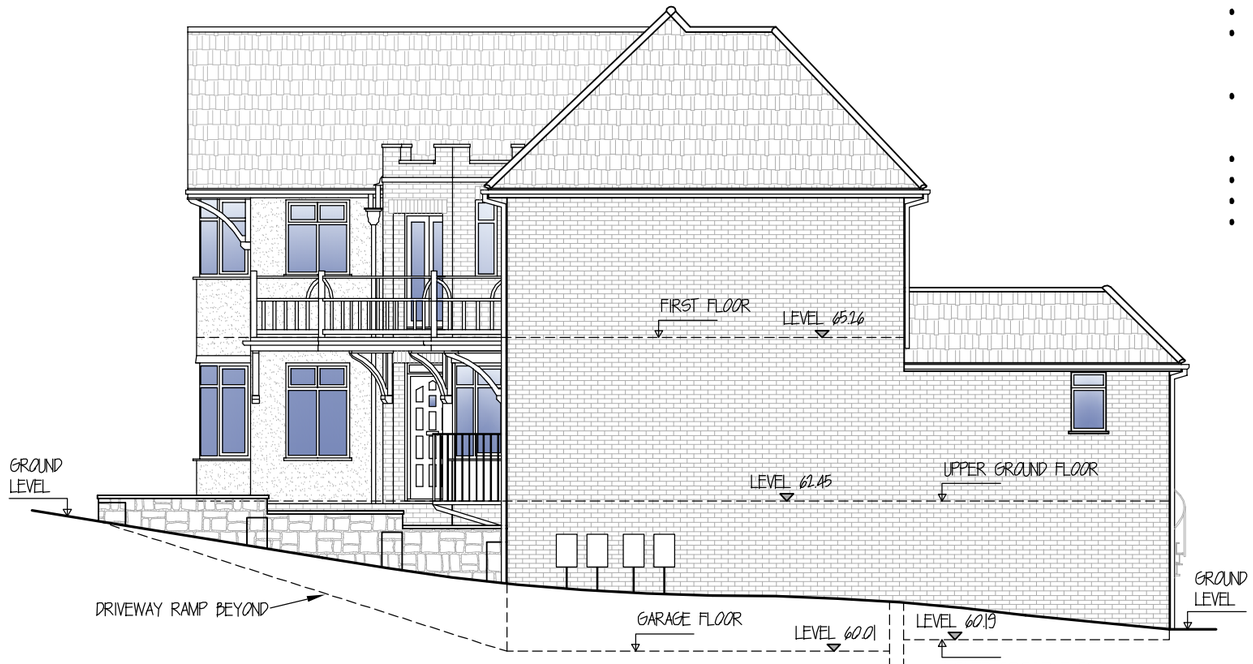


EXISTING NORTH WEST (FRONT) ELEVATION

(SCALE 1:100)

0 1m 2m



EXISTING SOUTH WEST (SIDE) ELEVATION & SITE SECTION

(SCALE 1:100)

MATERIAL NOTES:

- BROWN PROFILED CONCRETE ROOF TILES TO PITCHED ROOFS. MINERAL FELT FLAT ROOF TO REAR.
- BROWN TIMBER FASCIAS & SOFFITS.
- BROWN UPVC GUTTERS AND RAIN WATER PIPES.
- FACING BRICKWORK AND WHITE RENDER TO ALL ELEVATIONS. OAK TIMBER FEATURE GABLE TO FRONT ELEVATION WITH RENDER INFILL.
- DOUBLE GLAZED WHITE UPVC FRAMED WINDOWS AND DOORS. WOOD EFFECT COMPOSITE FRONT ENTRANCE DOORS.
- 6No VELUX ROOFLIGHTS
- ROOF TERRACE TO REAR WITH METAL RAILINGS.
- TIMBER BALCONY TO FRONT ELEVATION
- STEEL SPIRAL EXTERNAL STAIRCASE TO REAR ELEVATION

PARTY WALL

WHERE WORK INVOLVES ALTERATIONS TO A PARTY WALL OR WORKS CLOSE TO A BOUNDARY, IT IS THE OWNERS RESPONSIBILITY TO COMPLY WITH THE NECESSARY NOTICES ETC. REQUIRED BY THE PARTY WALL ACT. 1996. NOTICES TO BE SERVED ATLEAST TWO MONTHS BEFORE WORK COMMENCES.

GENERAL NOTES

THE CONTRACTOR MUST COMPLY IN ALL RESPECTS WITH CURRENT BUILDING REGULATIONS & RELEVANT BUILDING STANDARDS & PRACTICE WHETHER SPECIFICALLY STATED ON THIS DRAWING OR NOT.

BEFORE THE START OF WORK ALL SITE MEASUREMENTS, ANGLES & LEVELS MUST BE CHECKED BY THE CONTRACTOR IN THE EVENT OF ANY INACCURACIES ON THIS DRAWING NO LIABILITY OR RESPONSIBILITY WILL BE ACCEPTED ONCE WORK HAS STARTED.

ONLY THE MATERIALS ON THIS DRAWING ARE TO BE USED. ANY SUBSTITUTIONS MUST BE OF A SIMILAR QUALITY & STANDARD AS THAT STATED. ALL MATERIALS ARE TO BE USED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS UNLESS OTHERWISE DIRECTED.

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TENDER

THE CONTRACTOR IS TO ALLOW FOR ALL WORKS NECESSARY TO COMPLETE THE PROJECT READY FOR OCCUPATION BY THE CLIENT. IF THE CONTRACTOR CONSIDERS ANY OTHER WORKS ARE NECESSARY AND IT IS NOT CLEAR OR NOTED ON THE DRAWING IT MUST BE BROUGHT TO THE CLIENTS ATTENTION BEFORE SUBMISSION OF THE CONTRACTS TENDER. IT IS TO BE ASSUMED THAT THE CONTRACTOR HAS ALLOWED FOR ALL ITEMS OF WORK UNLESS THEY ARE SPECIFICALLY NOTED AS EXCLUDED IN THE CONTRACTORS TENDER SUBMISSION.

SCALE 1:100 @ A3

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Title
EXISTING ELEVATIONS AND SITE SECTION

Date.	Drg. No.	Rev.
JAN. 23	2476-05	P4